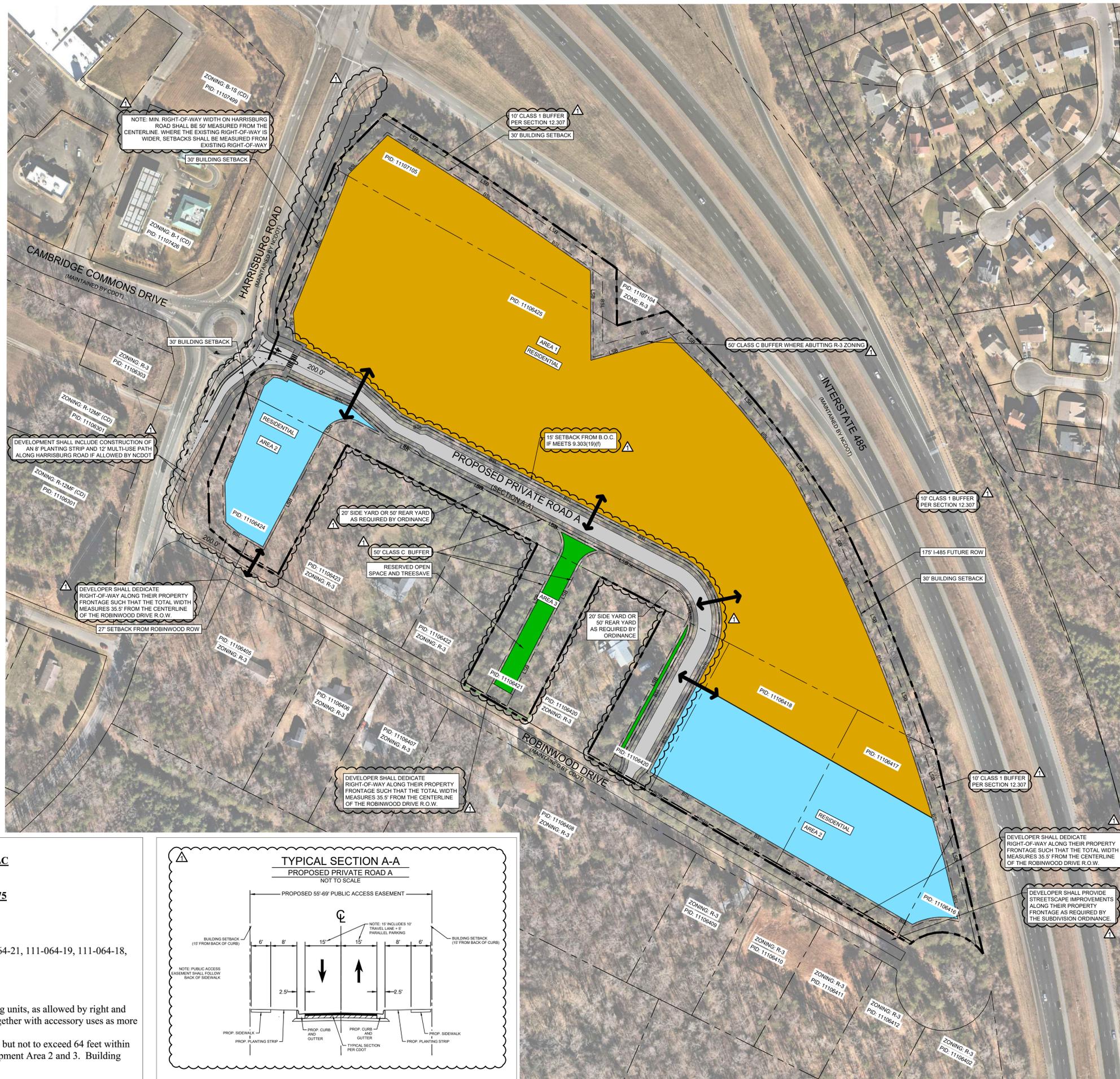


Plotted By: Harrison, Trevor Sheet Set: Harrisburg Road Mixed Use Rezoning Layout: RZ-01 REZONING SITE PLAN December 13, 2021 07:08:23pm K:\CHL_Plan\014097 Green Street Co_V09 Harrisburg Road Mixed Use_V02 - DWG\Rezoning\PlanSheets\RZ-01_Site_Plan.dwg

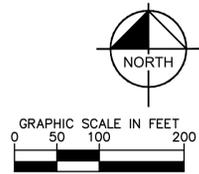
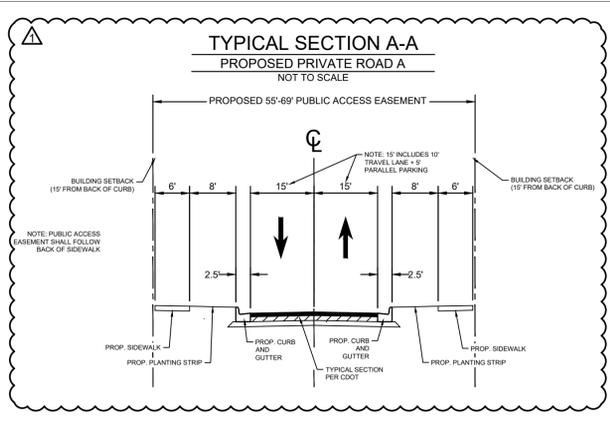


LEGEND	
	REZONING BOUNDARY
	AREA 1
	AREA 2
	AREA 3
	POTENTIAL FUTURE ACCESS

Green Street Land Co. LLC
Development Standards
12/13/2021
Rezoning Petition 2021-175

Site Development Data:

- Acreage: ± 26.84 acres
- Tax Parcel #: 111-071-05, 111-064-25, 111-064-24, 111-064-21, 111-064-19, 111-064-18, 111-064-17, and 111-064-16
- Existing Zoning: R-3
- Proposed Zoning: **R-12MF(CD)**
- Existing Uses: Residential.
- Proposed Uses: Up to 295 multi-family residential dwelling units, as allowed by right and under prescribed conditions in the **R-12MF** zoning district together with accessory uses as more specifically restricted below in Section 2.
- Maximum Building Height: As allowed by the Ordinance but not to exceed 64 feet within Development Area 1 and not to exceed 52 feet within Development Area 2 and 3. Building height to be measured as required by the Ordinance.
- Parking: Will be provided as required by the Ordinance.



HARRISBURG ROAD
REZONING
 PREPARED FOR
GREEN STREET LAND CO. LLC
 MECKLENBURG COUNTY NORTH CAROLINA

REZONING SITE PLAN

NOT FOR CONSTRUCTION

KH PROJECT	014097009	DATE	07-12-2021	SCALE	AS SHOWN	DESIGNED BY	TRH	DRAWN BY	MTB	CHECKED BY	RBD
© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202 WWW.KIMLEY-HORN.COM NC LICENSE # F-0102											
REVISED PER CITY COMMENTS	12/13/21	TRH									
REVISIONS	No.	DATE									

SHEET NUMBER
RZ-01

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Green Street Land Co. LLC
Development Standards
12/13/2021
Rezoning Petition 2021-175

Site Development Data:

- Acreage: ± 26.84 acres
--Tax Parcel #: 111-071-05, 111-064-25, 111-064-24, 111-064-21, 111-064-19, 111-064-18, 111-064-17, and 111-064-16
--Existing Zoning: R-3
--Proposed Zoning: R-17MPCD
--Existing Uses: Residential
--Proposed Uses: Up to 295 multi-family residential dwelling units, as allowed by right and under prescribed conditions in the R-17MPCD zoning district together with accessory uses as more specifically restricted below in Section 2.
--Maximum Building Height: As allowed by the Ordinance but not to exceed 64 feet within Development Area 1 and not to exceed 52 feet within Development Area 2 and 3. Building height to be measured as required by the Ordinance.
--Parking: Will be provided as required by the Ordinance.

1. General Provisions:

Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Green Street Land Co. LLC to accommodate the development of a residential community on an approximately 26.84 acre site located on the eastern side of Harrisburg Road, north of Robinwood Drive and south of I-485 (the "Site").

b. Development Areas. For ease of reference, the Rezoning Plan sets forth three (3) development areas as generally depicted on Sheet RZ-1 as Development Area 1, 2 and 3 (each a "Development Area" and collectively the "Development Areas");

c. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, (i) the regulations established under the Ordinance for the R-17MPCD zoning classification for the portion of the Site so designated on the Rezoning Plan (i.e. consisting of Development Areas 1, 2, and 3) shall govern all development taking place on the Site.

d. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

b. Along the Site's frontage on Robinwood Drive a 27-foot setback will be provided.

c. Along the internal public street, a 15-foot setback as measured from the r/w line and as allowed by Section 9.303.19 of the Ordinance will be provided as generally depicted on the Rezoning Plan.

d. Along the Site's internal parking areas the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along the abutting public streets in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.

e. A 50-foot Class C Buffer will be provided along the property boundaries that abut single-family zoning or use. The proposed Class C buffer can be reduced with a fence or berm as allowed by the zoning regulations.

f. The Petitioner reserves the right to request an Alternative Buffer approval per Section 12.304 for the portion of the Site that abuts tax parcel # 111-071-04, as this parcel is unbuildable and providing a buffer would serve no purpose.

5. General Design Guidelines:

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.

b. All residential ground floor units will have entrances facing the street, and when within 15 feet of the sidewalk located along the street shall be raised a minimum of 12-24". If individual entrances are not feasible at least one common entrance will be provided. Individual or common entrances will not be required if the building is three (3) or more feet below the grade of the adjoining public street.

c. Building Massing - Buildings exceeding 120 feet in length shall include modulations of the building massing/façade plane (recess, projection, architectural treatment, etc.). Modulations shall be a minimum of 10 feet wide and shall extend or recess a minimum of 5 feet, extending through all floors.

d. Vertical Modulation and Rhythm - Building elevations shall be designed with recognizable vertical bays or articulated architectural facade features. The bays and features may include, but not limited to a combination of exterior wall offsets, projections, and/or recesses, pilasters, and change in materials.

e. Building Base - Buildings shall be designed with a recognizable architectural base. A minimum of three elevations of the proposed building will be articulated with a water table a minimum of three (3) feet in height.

f. Building elevations facing existing public street or the new private street shall not have expanses of blank walls greater than 10 feet.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

(i) minor and don't materially change the overall design intent generally depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

e. Planned/Unified Development. The Site (including the various Development Areas) shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, density and FAR requirements, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owners of the Site reserves the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, public/private street frontage requirements and density and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all density and FAR requirements will be regulated by any development limitations set forth in Section 3 below as to the Site as a whole and not individual portions or lots located therein.

2. Permitted Uses & Development Area Limitation:

a. Development Area 1, 2 and 3 may be developed with up to 295 multi-family residential dwelling units, together with accessory uses as allowed in the R-17MPCD zoning district. However, Development Area 3 may only be used as a tree save, and open space.

3. Access, and Transportation Improvements:

a. Access to the Site will be from Harrisburg Road and Robinwood Drive as generally depicted on the Rezoning Plan.

b. The Petitioner will provide an eight (8) foot planting strip and a 2-foot multi-use path (MUP) along the Site's frontage along Harrisburg Road. Curb and gutter will also be provided as required by Chapter 19. The proposed curb & gutter along Harrisburg Rd. will be located 30 feet from the existing centerline of Harrisburg Rd.

c. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot-sidewalk along the Site's frontage along Robinwood Drive. The Petitioner will also provide curb & gutter along Robinwood Dr. as required by Chapter 19 & 20 of the City Code. Additional R/W will be dedicated if required to accommodate the required roadway improvements.

d. The Petitioner will construct a private street with a public access easement that will extend from Harrisburg Rd. to Robinwood Dr. as generally depicted on the Rezoning Plan. The new private

g. Architectural features such as, but not limited to, banding, medallions, or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

h. Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure through the following standards:

- (i). Long rooflines (pitched or flat) shall avoid continuous expanses without variation by including changes in height and/or roof form (e.g. dormers, gables, etc.).
- (ii). For pitched roofs the allowed minimum pitch shall be 4:12 (four feet in vertical height for every twelve feet in horizontal length), excluding buildings with a flat roof and parapet walls.

i. Ground mounted utility structures, such as HVAC units, shall be screened architecturally or with evergreen plant material.

j. Retaining walls shall be designed to match and complement the building architecture of the residential buildings of the subject property.

k. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

l. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings. The location of the proposed dumpster and recycling area is generally depicted on the Rezoning Plan.

m. Meter banks will be screened from adjoining properties and from the abutting public streets.

6. Open Space and Amenity Area Improvements:

a. Open space amenity areas will be provided as generally depicted on the Rezoning Plan. A minimum of 8,000 square feet of improved open space will be provided at a location that central to the development and convenient to the future residents of the community. The proposed open space areas will be improved with at least three of the following elements: walking paths, landscaping, seating areas, and structures appropriate to the proposed open space area.

7. Environmental Features:

a. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

b. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.

street will be constructed to meet a local residential wide street cross-section as generally depicted on the Rezoning Plan. The Petitioner will grant access to the proposed private street from the existing lots that are not part of the Petition that are adjacent to the existing private street.

e. As part of the constructing of the access to Site from Harrisburg Rd. as the fourth leg of the existing roundabout the Petitioner will retain the two (2) northbound through lanes and add a slip right lane into the development as required by NCDOT.

f. All transportation improvements shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may request that CDOT allow a bond be post for any improvements not completed at the time the first certificate of occupancy is requested and released.

g. The location of the proposed intersections and driveway locations are preliminary and may change based on meeting required intersection sight distance when reviewed during the permitting process.

h. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.

i. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

j. The Petitioner will dedicate and convey to CDOT 50 feet of additional right-of-way from the existing centerline of Harrisburg Road. The additional right-of-way will be dedicated and conveyed prior to the issuance of the first certificate of occupancy.

k. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

l. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

4. Streetscape, Buffers, Yards, Open Space and Landscaping:

a. A 30-foot setback will be provided as measured from the future right-of-way of Harrisburg Road as generally depicted on the Rezoning Plan. A 30-foot setback will also be provided from the existing right-of-way of I-485 as generally depicted on the Rezoning Plan.

c. The Site will comply with the Tree Ordinance. A survey of trees in the existing street right-of-way will be required to be done prior to the first submittal of development plans.

d. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

8. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.

b. Detached lighting on the Site will be limited to 21 feet in height.

9. Signs:

a. Reserved.

10. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

11. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Plotted By: Harrison, Trevor Sheet Set: Harrisburg Road Mixed Use Rezoning Layout: RZ-02 REZONING DEVELOPMENT NOTES December 13, 2021 07:08:30pm k:\CHL_PRA\014097_Green_Street_Co_ND\Rezoning\Plan\Sheets\RZ-02_Zoning_Notes.dwg

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WWW.KIMLEY-HORN.COM
NC LICENSE #E-0102

NOT FOR CONSTRUCTION

KH PROJECT 014097009
DATE 07-12-2021
SCALE AS SHOWN
DESIGNED BY TRH
DRAWN BY MTE
CHECKED BY RBD

REZONING DEVELOPMENT NOTES

HARRISBURG ROAD REZONING PREPARED FOR GREEN STREET LAND CO. LLC NORTH CAROLINA MECKLENBURG COUNTY

SHEET NUMBER RZ-02

Table with columns: No., REVISIONS, PER CITY COMMENTS, DATE, BY